

Property Description

Project Overview & Introduction

Neighborhood Design Standards

Property Description

The majority of the approximately 1,050 acre site is generally characterized by upland forest that has undergone extensive logging activities in the past.

The property is currently designated a number of different zoning districts. Approximately half of the project is zoned to allow for industrial and commercial development. Given the current zoning of the property, it is likely that development would be haphazard and would lack the quality and attention to detail that master planning would provide.

The project is located within one of Stafford County's Urban Development Areas (UDAs). The county's Comprehensive Plan 2010-2030 states that:

[t]hese areas will support a more intense, pedestrian and transit oriented form of development, located in close proximity to primary road networks, transportation hubs . . . This more urban form of development will allow residents to work, live, shop and play within a relatively small area without fully relying on the automobile. Focus should be on the form of development, incorporating principles of traditional neighborhood design . . .

The existing by-right uses do not support these recommendations. George Washington Village has been designed to address these recommendations and provide Stafford County with a much-desired "Downtown" and further the vision for the overall Courthouse area.



Local Setting